



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	April 19, 2021	
HEARING DATE:	April 20, 2021	AGENDA ITEM: 6
PROJECT NUMBER:	R2012-02971-(5)	
PERMIT NUMBER(S):	Conditional Use Permit (CUP) 201200163	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	32222 Agua Dulce Canyon Road, Agua Dulce	
OWNER:	Ben and Reef Gardens, Inc.	
APPLICANT:	Shaul Yakovi	
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov	

The above-identified item is a request for a CUP to authorize a special event facility, caretaker's residence, overnight accommodation and related appurtenant facilities.

Additional correspondence pertaining to the project has been received since the preparation of the hearing package. The attached letter from the applicant's attorney dated April 16, 2021 and the accompanying exhibits with copies of prior emails related to the Project Site and a site plan are included in this supplemental hearing package.

Report
Reviewed By:



Samuel Dea, Supervising Regional Planner

Report
Approved By:



Mitch Glaser, Assistant Administrator

Attachments:

April 16, 2021 letter and attached Exhibit 1 (prior emails)
Site Plan

April 16, 2021

SENT VIA EMAIL and FEDERAL EXPRESS

Los Angeles County Department of Regional Planning
Zoning Permits North, Room 1348
320 W. Temple Street
Los Angeles, CA 90012
Attention: Richard Claghorn, Principal Regional Planner
rclaghorn@planning.lacounty.gov

Re: Project Number: R2012-02971 ("Project")
Conditional Use Permit Number: 201200163 ("CUP")
Property: 32222 Agua Dulce Canyon Road ("Property")

Department of Regional Planning:

The undersigned represents Mr. Shaul Yakovi concerning the processing of the above captioned CUP application and is written in response to a letter, dated March 18, 2021, from the LACDRP ("DRP") with reference to a Public Meeting Notice: Denial Due to Inactivity ("Notice") received by my client.

Pursuant to the directive contained in the above referenced Notice, **please be advised** that **my client wishes to keep the subject Project active** and will continue to work with County DRP staff and other County departments to process and submit any and/or all information required by the DRP to bring the subject CUP matter to a Project CUP public hearing.

By way of historical background and context, please be advised as follows. In 2008 my client purchased the six parcels comprising the Property when it was zoned RR-1 [recreational zoning]. The prior owners of the Property operated a privately owned campground, RV park with private swimming and fishing ponds which were open to the public known as Vazquez Park. Mr. Yakovi immediately invested over seven million dollars in improving the parcels to create the Garden of Paradise venue and event space. He timely applied for building permits and the subject CUP, all of which were left pending and never finalized because the County has refused to send inspectors out to finalize the building permits and despite acknowledging that my client's CUP application was complete. Mr. Yakovi applied for a CUP not because of any new use but to conform the existing use of his Property because the County changed the zoning in 2012 from RR1 to A-1 Open Space [light agriculture and open space]. Despite the prior established use, the County sent Mr. Yakovi a letter in 2012 indicating that to the extent he had any "grandfathered" use, it would lapse within five years--or 2017. Please be advised that

my client takes exception to that--"grandfathering" does not lapse and even if assuming that it does, Mr. Yakovi applied for and it was confirmed by the County that his CUP application was complete prior to the "lapse."

Prior to responding to the specific concerns of the DRP contained in its Report to the Hearing Office dated April 8, 2021 ("Report to Hearing Officer"), I would like to bring to the attention of the hearing officer certain facts surrounding the historical and present day processing of the subject CUP application. Notwithstanding the length of time this CUP matter has been in process, and the DRP position that my client has not communicated with, nor supplied to, the DRP information requested, please be advised that as shown on the emails attached as Exhibits 1A -1F, the applicant in this matter has in fact worked closely with the County over a number of years. Of particular interest, please take note of Exhibit 1A wherein the DRP on December 24, 2012 indicated to my client that his CUP application was complete. The balance of the emails in Exhibit 1 document my client's continued attempt to gain the cooperation of the County in inspecting/approving/permitting certain aspects of his Property improvements.

In addition, since my retention late last year in support of my client's CUP application, I have been in regular contact with Regional Planner Richard Claghorn. Attached as Exhibits 2A – 2H are a series of email and letter correspondence between the undersigned and Mr. Claghorn evidencing a working relationship to bring this CUP matter to hearing. It is both noteworthy and concerning to my client, and is hereby brought to the attention of the hearing officer, that a dramatic change of attitude by the County toward my client occurred on February 4 of this year as shown by the conflicting messages contained in Exhibits 2F and 2G. The message conveyed in Exhibit 2F is one of cooperation. The message conveyed in Exhibit 2G expresses an opposite position by the DRP and an unwillingness to further communicate with the applicant and the undersigned.

It is imperative that the hearing officer understand the continued willingness of the applicant to work with County staff on this CUP matter. The applicant is not ignoring the DRP requests for information.

Unfortunately, and as noted above, the cooperative tone of my interaction with the DRP changed and on March 18 Mr. Claghorn informed me that he was no longer able to discuss this matter with me on the phone and that I would be receiving the Notice referenced above. In addition, Mr. Yakovi over the past few weeks has tried to reach out to staff members of the Departments of Public Works, Environmental Health, and the County Fire Prevention Division to clarify certain agency requests and to work with said agencies to satisfy concerns raised in prior correspondence. All of said County agency staff personnel indicated they were unable to speak with him because the Project was "on hold" and that the Property was the subject of litigation with the County.

Viewed from a procedural perspective, applicant Mr. Yakovi is attempting to work with the DRP to bring his CUP application to public hearing and has met certain roadblocks preventing him from fully addressing all of the concerns of the County. The applicant finds himself in a procedural "Catch-22" situation.

Viewed from a substantive perspective, please find submitted herewith a revised Master Site Plan for the Property. A parking matrix is also submitted herewith detailing the parking spaces available for all the uses detailed on the Master Site Plan. In response to concerns raised by the DRP in its 9/9/20 Request for Review Materials ("DRP Request"), please be advised that all of the Site Plan requests for clarification numbered 1-6 contained in said DRP Request letter have been addressed by the submission herewith of the revised Master Site Plan. The guard shack, certain signage, and all cabins and rooms detailed on previous site plans have been removed from the site's master plan. Accordingly, DRP Request item numbers 7&8 for architectural plans for said improvements is now a moot issue. In addition, DRP Request item numbers 9 – 22 for further information and description of site grading, flood zone protection, equestrian uses, juice bar improvements, secondary signage monumentation, winery improvements and new building construction are all now moot as well as the submitted new Master Site Plan contain none of the uses or construction improvements contemplated by previously submitted site plans. With reference to items 23-28 detailed in the DRP Request, all information requested will be submitted to DRP staff as we continue to work with County staff to bring the subject Project to a CUP public hearing.

In conclusion, and contrary to the recommendation by DRP staff in its Report to Hearing Officer to deny the subject CUP, and for all of the reasons detailed in this submitted correspondence and based upon the information to be presented at the upcoming April 20th hearing date, request is hereby made to the hearing officer to allow my client and the applicant in the subject CUP matter to continue to work with the DRP and other County departments in order to bring this matter to a full and substantive public hearing on the merits of the Project.

Thank you for your consideration of the enclosed materials.

Respectfully submitted,


Steve Kaplan

cc: Client
Law Office of Mainak D'Attaray

EXHIBIT 1



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>
To: Erez Karni <karni69@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/15/2021

Gmail - Fwd: Application Status regarding R2012-02971

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



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shaul yakovi <shaul92@gmail.com>

To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: agua dulce

1 message

Erez Karni <karnier@gmail.com>
To: shaul yakovi <shaul92@gmail.com>

Wed, Dec 16, 2020 at 3:28 PM

Office mail server

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: ~~October 25, 2012 at 09:02:26 PDT~~
To: mike@lewisandco.net
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>, Shaul Yakovi <Shaul92@gmail.com>, karnier@gmail.com, Edel Vizcarra <evizcarra@lacbos.org>, Amir Bashar <abashar@planning.lacounty.gov>, Richard Claghorn <rclaghorn@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, "Navarro, Veronica" <vnavarro@counsel.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>, Susan Tae <stae@planning.lacounty.gov>
Subject: RE: agua dulce

Hi Mike:

Thursday November 8 is the earliest date that works for all the County folks. I have scheduled the meeting for 2 p.m. and the meeting location is Room 160 at the Hall of Records (320 W. Temple Street). Room 160 is on the first floor of the building near the snack bar.

Attendees will include the following:

- Amir Bashar, Zoning Enforcement North
- Richard Claghorn, Land Development Coordinating Center / Site Plan Review
- Mitch Glaser, Community Studies North
- Rob Glaser, Zoning Permits North
- Oscar Gomez, Zoning Enforcement North
- Patricia Keane, County Counsel

Feel free to contact me if you have any questions in the meantime.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Wednesday, October 24, 2012 10:54 AM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

29, 5, 7, 8 all work. Can we do the 29th?
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Wed, 24 Oct 2012 15:10:35 +0000
To: mike@lewisandco.net<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; Shaul Yakovi<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; Edel Vizcarra<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Thanks for letting me know. Here are some new options, please advise of your availability and I will coordinate with the folks on my end.

Monday October 29, before 1 p.m.

Wednesday October 31, 2 p.m. or later

Monday November 5, 11 a.m. or later

Wednesday November 7, anytime

Thursday November 8, 1 p.m. or later

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Tuesday, October 23, 2012 6:49 PM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

Any day but tuesday works. I'm ried up all day with the construction contractors associations.
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Tue, 23 Oct 2012 22:28:56 +0000
To: Mike Lewis<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; shaul92@gmail.com<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; evizcarra@lacbos.org<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Can you meet with us on Tuesday October 30 before 11 a.m.? Please let me know ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

From: Mitch Glaser

Sent: Wednesday, October 17, 2012 5:47 PM

To: Mike Lewis

Cc: Jon Sanabria; shaul92@gmail.com; karnier@gmail.com; evizcarra@lacbos.org

Subject: Re: agua dulce

Hi Mike:

I would be happy to meet with you. It is my understanding that folks from our current planning and zoning enforcement groups have been involved so I will need to invite them as well. I may also need to invite our county counsel. I will coordinate with everyone on the county side and will send you and Edel some possible dates and times ASAP.

Thanks,

Mitch

Mitch Glaser, AICP

Supervising Regional Planner

Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

On Oct 17, 2012, at 5:19 PM, "Mike Lewis" <mike@lewisandco.net> wrote:

Mitch,

Spoke with Edel Vizcarra today and understand that the final adoption of this plan has been postponed until November 27th.

I would like to arrange a meeting with you and the property owner so we can discuss their concerns and their plans for a Conditional Use Permit.

Edel indicated he would be willing to join us.

Let me know what times might work for you.

Mike Lewis

Consultant

951-206-4420

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Thursday, October 11, 2012 1:18 PM
To: mike@lewisandco.net
Subject: agua

Fwd: OVOV. Planing
Inboxx

Erez
11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 11, 2012 10:31:28 AM PDT
To: "karnier@gmail.com" <karnier@gmail.com>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
Subject: OVOV

Mr. Karni: It is my understanding that you called my office yesterday for more information regarding the Santa Clarita Valley Area Plan Update, otherwise known as One Valley One Vision, or OVOV. It is also my understanding that you are specifically concerned with the zoning changes for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 in the unincorporated community of Agua Dulce. OVOV began in 2001. We released a Preliminary Draft Plan in 2008, a Draft Plan in 2009, a Revised Draft Plan in 2010, and a Final Draft Plan in 2011. The Regional Planning Commission conducted public hearings in 2009, 2010, and 2011 and ultimately recommended approval by the Board of Supervisors. On February 28, 2012, the Board of Supervisors conducted a public hearing and indicated its intent to approve the Plan. I anticipate that the Board will adopt the Plan in the near future. For more information regarding OVOV, please refer to the project web site at <http://planning.lacounty.gov/ovov>. The Preliminary Draft Plan (and subsequent drafts) designated these parcels as Rural Land 2 (RL2), with a maximum density of 1 unit per 2 acres. In addition, the Preliminary Draft Plan (and subsequent drafts) designated these parcels as a Significant Ecological Area (SEA). In 2009, we conducted a zoning consistency analysis. We noted that the existing zoning is R-R (Resort and Recreation). In consideration of the RL2 designation and the SEA designation, we felt that A-1 (Light Agricultural) was a more appropriate zone. So after conducting the zoning consistency analysis, we proposed to change the zoning from R-R to A-1. In summer 2009, we researched our records and conducted some field studies and did not find any existing uses that would become non-conforming. The proposed zoning has been shown on maps, and our OVOV-NET mapping system, since fall 2009. In fall 2009, we sent a notice to each property owner affected by OVOV. The notice listed the proposed land use designation and the proposed zoning designation for each property. The mailing addresses were provided by the County Assessor's Office. The notices for Assessor's Parcel Numbers 3212-007-025,

4/15/2021

Gmail - Fwd: agua dulce

3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 were mailed to the following:
BORDEN, STEVEN L AND SUSAN W TRS26525 JOSEL DRSANTA CLARITA CA91387

I hope this information is helpful. Please feel free to contact me if you have additional questions. Thanks, Mitch Mitch Glaser, AICP Supervising Regional Planner Community Studies North Section Department of Regional Planning 320 W. Temple Street Los Angeles, CA 90012 <http://planning.lacounty.gov> 213-974-6476



shaul yakovi <shaul92@gmail.com>

Handicap Parking, Ben and Reef Gardens

2 messages

shaul yakovi <shaul92@gmail.com>

To: rglaser@planning.lacounty.gov

Tue, Apr 30, 2013 at 6:49 PM

Hello Rob,

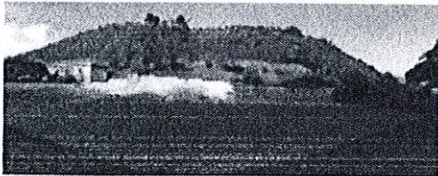
Sorry about that last e-mail. This is the handicap parking with signs and everything, it is completely finished and is ready for use. Please remove all the restrictions and any other problems from the property. Oscar Gomez's office have the documentation. If you have any questions contact me through e-mail or phone.

Shaul Yakovi

(213)923-5225

shaul92@gmail.com

Much Appreciated,
Shaul Yakovi



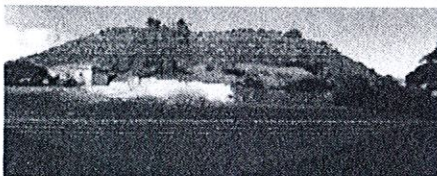
handicap parking.JPG
4463K

shaul yakovi <shaul92@gmail.com>

To: erez karni <karni69@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

[Quoted text hidden]



handicap parking.JPG
4463K



shaul yakovi <shaul92@gmail.com>

Re: Inspection

3 messages

shaul yakovi <shaul92@gmail.com>

Tue, May 14, 2013 at 3:17 PM

To: Amir Bashar <abashar@planning.lacounty.gov>

Hi Amir

i did not see your email but if you like to come this thursday email me the time of the day

Thank You
Shaul Yakovi

On Tue, May 7, 2013 at 11:48 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Mr. Yakovi,

~~I would like to schedule an appointment with you to inspect the improved and paved parking spaces for the property on Agua Dulce Cyn Rd. Specifically, I would like to measure the handicapped spaces to see that they meet the required codes. I have Thursday afternoon open to meet with you on the property. Please let me know if this works for you.~~
Thanks!

Amir Bashar

Regional Planning

Zoning Enforcement

213-974-6455

661-222-2940

shaul yakovi <shaul92@gmail.com>

Mon, May 20, 2013 at 3:32 PM

To: Amir Bashar <abashar@planning.lacounty.gov>

Hello Amir

It was nice to see you on Thursday hope you clear our violation

Thank You
Shaul Yakovi
[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Tue, May 28, 2013 at 2:22 PM

To: Amir Bashar <abashar@planning.lacounty.gov>

Hi amir

I am still waiting for your department's answer and clearing the violation. I've been waiting for this for two weeks
Thank You

Shaul Yakovi

On Tue, May 21, 2013 at 8:10 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Shaul,

Unfortunately my supervisor is out of the office this week. I still need to go over the inspection results with him which will be this upcoming Tuesday (holiday on Monday). Thank you for your patients.

Amir

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce Cyn

1 message

Dawn Melillo <dmelillo@dpw.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Apr 14, 2021 at 6:10 PM

Good morning Sean,

As discussed, Planning approval is required prior to any building permit issuance. Please contact 213-974-6411 or kschlegel@planning.lacounty.gov.

Dawn Melillo

Building Engineering Inspector

Los Angeles County Department of Public Works

661-222-2940



shaul yakovi <shaul92@gmail.com>

Fwd: driveway 32222 Aqua Dulce Cyn. Rd

1 message

shaul yakovi <shaul92@gmail.com>

To: laffabar@gmail.com

Thu, Apr 30, 2009 at 11:36 PM

----- Forwarded message -----

From: **Cruz, Ruben** <RCRUZ@dpw.lacounty.gov>

Date: Wed, Apr 29, 2009 at 3:01 PM

Subject: RE: driveway 32222 Aqua Dulce Cyn. Rd

To: "Cruz, Ruben" <RCRUZ@dpw.lacounty.gov>, "Lexin, Robert" <RLEXIN@dpw.lacounty.gov>, "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>, "Al-Badawi, Ribhi" <RALBADAWI@dpw.lacounty.gov>, "Nguyen, Joseph" <CHNGUYEN@dpw.lacounty.gov>, "Gomez, Oscar" <ogomez@planning.lacounty.gov>

Cc: "Thompson, Scott" <STHOMP@dpw.lacounty.gov>, "Schleikorn, Letty" <LSCHLEIK@dpw.lacounty.gov>, "Paidar, Nooshin" <npaidar@planning.lacounty.gov>, shaul92@gmail.com, "Duong, Toan" <TDUONG@dpw.lacounty.gov>

Richard,

Per our telephone conversation with the applicant, the applicant will submit a copy of the site plan for Public Works tomorrow afternoon. Per our discussion, this driveway approach will be a temporary apron, until the plot plan and CUP has been reviewed and comment by Land Development. If the applicant wants to construct a sign within our road right of way, we will forward them to our 8th floor Construction Division to review and approval of the encroachment. Upon the submittal of the site plan, I will determine what review and approval will be required.

From: Cruz, Ruben
Sent: Wednesday, April 29, 2009 2:14 PM**To:** Lexin, Robert; 'Claghorn, Richard'; Al-Badawi, Ribhi; Nguyen, Joseph; 'Gomez, Oscar'**Cc:** Thompson, Scott; Schleikorn, Letty; 'Paidar, Nooshin'**Subject:** RE: driveway 32222 Aqua Dulce Cyn. Rd

Richard and Oscar,

This project has not been submitted to Land Development for us to review and recommend approval. The applicant is calling my supervisor regarding the commercial driveway construction. I need additional information regarding this project (approval process, CUP, plot plan) ?

Applicant has informed me the CUP has expired, but DRP has given permission to continue with the paving including the reconstruction of driveway apron. At this time we do not know if the CUP requires additional improvements, or if a plot plan was approved without our Division reviewing and setting road improvements.

If you can please provide me with additional information, so we can assist the applicant. We are going to ask the applicant to submit to us the latest plot plan, so we can assist .the applicant.

From: Lexin, Robert
Sent: Wednesday, April 29, 2009 11:25 AM
To: Cruz, Ruben
Cc: Thompson, Scott
Subject: FW: driveway 32222 Aqua Dulce Cyn. Rd

Good morning Ruben,

The property owner of 32222 Aqua Dulce Cyn Rd. wants to obtain a permit for commercial driveway construction. They received the following (see below) from Regional Planning.

I talked with Leslie Cozby of B&S and she indicated that the property owner performed grading for construction across lots without a building permit and needs a CUP.

Please advise.

Thank you for your help,

Robert W. Lexin
Senior Construction Inspector
Permit Office No. 5
38126 North Sierra Highway
Palmdale, CA 93550
(661) 947-4151 Office
(661) 904-8380 Cell
(661) 947-5022 FAX
rlexin@dpw.lacounty.gov

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, April 29, 2009 9:18 AM
To: Lexin, Robert
Subject: Fwd: driveway

----- Forwarded message -----

From: Claghorn, Richard <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

Shaul,

We spoke yesterday and earlier today about the driveway at 32222 Agua Dulce Canyon Road that you would like to complete the paving for. A permit (PCCO 200801981) relating to the driveway was issued but work was stopped due to some violations on the property before it was completed. You have a pending plot plan review case with us (RPP 200900080) for the outdoor dance pavilion and other structures on the property that you are seeking approval for. There are still some issues that need to be resolved before we can issue an approval of the plot plan case.

After discussing the driveway situation with Oscar Gomez of our Zoning Enforcement III section and Nooshin Paidar, my supervisor, we decided that it would be okay to resume work on completing the driveway once you get the okay from Public Works to resume. You would need to wait for the site plan to be approved and approval from Building and Safety and any other required agencies to be granted before the other work can be done.

We would not have any objection to you finishing work on the driveway once you get the okay from Public Works. We would also request that you verify the right of way location with Public Works and avoid putting any posts or other structures within the public right of way unless they authorize it. Let me know if you have any questions.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Fwd: FW: 32222 Agua Dulce Canyon Rd.

1 message

shaul yakovi <shaul92@gmail.com>

To: d_design_inc@yahoo.com

Thu, Dec 18, 2008 at 4:54 PM

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>

Date: Thu, Dec 18, 2008 at 10:15 AM

Subject: FW: 32222 Agua Dulce Canyon Rd.

To: shaul92@gmail.com

I sent the e-mail below to Building and Safety based on our discussion on Tuesday.

Richard Claghorn

From: Claghorn, Richard**Sent:** Thursday, December 18, 2008 10:10 AM**To:** 'rbagby@dpw.lacounty.gov'; 'lcozby@dpw.lacounty.gov'; 'jmccarne@dpw.lacounty.gov'**Cc:** Gomez, Oscar; Paidar, Nooshin**Subject:** 32222 Agua Dulce Canyon Rd.

Mr. Shaoul Yakovi has requested that we write to you concerning the status of the property at 32222 Agua Dulce Canyon Road. There are 8 parcels in all.

The applicant has agreed to submit a site plan review for the renovation of the existing residence on parcel 3212-008-054. They have not yet filed the case, but plan to soon. The site plan review will only be for the remodeling of the residence and will not include the other work on the property. We have agreed to process this case separately from the CUP.

The applicant has agreed to submit a CUP for this same parcel (54) for an RV Park/campground/snack bar/caretaker residence and related uses, including grading/solid fill on the property. There was a previous CUP for an RV Park/caretaker's residence that has expired. They have not filed the case yet but plan to do so soon according to a letter we received from them.

The applicant is also seeking approval for parcels 3212-007-025 and -026. They want approval for holding outdoor events such as weddings, birthday parties, business conferences and other events. There was also some grading work done on these parcels for some ponds and some structures were built without permits. We are still in the process of determining what the appropriate permitting procedures will be for this property. We will notify you of the process that will be required once that has been determined. It will be either a site plan review or CUP.

4/15/2021

Gmail - Fwd: FW: 32222 Agua Dulce Canyon Rd.

The applicant has indicated to us that they do not plan on using APN 3212-007-027 and -028, APN 3212-008-051 and -052 and APN 3212 -004-012 at this time for any use and they plan to keep them as vacant parcels. Parcels 12, 51 and 52 have an existing driveway that will continue to provide access to parcel 54, but no other uses are proposed on these parcels according to the applicant.

Our Zoning Enforcement section has cited the property owner for violations on parcels 25, 26 and 54. They are in the process of working to correct the violations, and the applications they are filing will be part of this process. There are no current zoning violations on parcels 12, 51, 52, 27 and 28. The applicant has asked for our clearance for these vacant parcels but since there is no proposed use on these parcels there is nothing for us to review. They have reportedly done some work in the stream bed on parcels 27 and 28. We believe this work will require clearance from the Department of Fish and Game, but no Regional Planning approval would be needed for these parcels based on the information we have. If you have any questions regarding the Zoning Enforcement issues you may contact Oscar Gomez.

Let me know if you have any questions regarding any of the above properties. I'll be out of the office next week so if you have questions about the case during that time you may contact Oscar Gomez or Nooshin Paidar.

Richard Claghorn

EXHIBIT 2

2A

From: Richard Claghorn
Sent: Thursday, October 8, 2020 10:12 AM
To: shaul yakovi <shaul92@gmail.com>
Cc: karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont <SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>
Subject: Time Extension of due date for CUP 201200163

Shaul,

We are granting your request for a time extension until **November 12, 2020**. However, we cannot process a CUP with active violations. As explained previously, including in my email to you dated October 1, 2020, which is copied below, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

You have now stated that you want to revise your CUP application to reduce the scope of your project. You must submit the following by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

We reiterate that this or any extension does not authorize you to continue holding events, and is only to keep your CUP application active. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Sent: Thursday, October 1, 2020 1:56 PM
To: shaul yakovi <shaul92@gmail.com>
Cc: karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont <SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>
Subject: Gardens of Paradise CUP

Good afternoon Shaul,

Please read the attached letter dated 9/9/20 regarding your project, and the related attachments. The letter and the attached letters from other County departments are based on the current project scope. As we've discussed, it is recommended that the project be downsized to focus on legalizing the existing unpermitted structures and establishing the event venue use through the CUP. Revised plans and application materials are needed to show the revised scope of the project. We can send the project to the other departments for interdepartmental County review if we receive the revised submittal materials. If we don't receive an adequate response by the deadline of October 13, 2020 we may begin the process of scheduling the CUP application for a public hearing for denial due to inactivity.

In addition, I've attached a letter from 2012 which explains background on the zone change that occurred in 2012 and how it affects your property. As explained on page 3 of the letter, the site plan approval for outdoor dance pavilion would only be valid for a period of 5 years after the date the zone change became effective. This means that after 12/27/17 the use would have to terminate, unless the CUP was approved by then, assuming the use had been legally established. Since the CUP is still not approved, you may not hold events at the site.

At this time, any gatherings/events not specifically allowed in the Health Officer Order 9.4.20, such as places of worship services, therapeutic behavioral health groups, small cohorts at schools/day care, etc., are prohibited.

Because of this order, gatherings and events not allowed in the order are prohibited, so even if the CUP had been approved the order related to the current pandemic would prohibit gatherings at the location until such time the order is lifted.

Let me know if you have any other questions about it. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

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From: Richard Claghorn

Sent: Wednesday, September 9, 2020 4:36 PM

To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>

Subject: Gardens of Paradise CUP

Hello Shaul and Erez,

Please read the attached correction letter regarding your case, along with the other attached letters and documents. Let me know if you have any questions. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

From: Richard Claghorn <rciaghorn@planning.lacounty.gov>

Date: Thu, Oct 15, 2020 at 2:20 PM

Subject: Fw: Time Extension of due date for CUP 201200163

To: Steve Kaplan <sk.landuselaw@gmail.com>

2B

Hello Mr. Kaplan,

Please see below for my email to Shaul Yakovi regarding the time extension to Nov. 12. Please note that after today I will be on vacation and will return on Oct. 26. If you need to reach us during that time, you may contact Samuel Dea, my supervisor, at sdea@planning.lacounty.gov, or Tracy Swann. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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<https://bit.ly/LACoCSSSurvey>

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LAW OFFICE OF
STEVE KAPLAN

16133 VENTURA BOULEVARD, SUITE 700
ENCINO, CALIFORNIA 91436

TELEPHONE: (818) 377-7440

EMAIL: SK.LANDUSELAW@GMAIL.COM

2c

November 12, 2020

SENT VIA EMAIL

Richard Claghorn, Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: RESPONSE TO REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Road

Dear Mr. Claghorn:

The undersigned represents Mr. Shaul Yakovi, the owner and applicant of the above captioned Project site. This letter is written in response to your October 8, 2020 email sent to my client and to your letter dated September 9, 2020 directed to Messrs. Yakovi and Karni.

Please be advised that it my present intention, and that of my client, to provide to you in a timely manner the materials requested in your 10/8/20 email and, in a subsequent submission, to more fully address all the requests for information detailed in your 9/9/20 letter. It is our intention and expectation that in providing you the materials that you and other County agencies have requested with respect to the subject Project, that the referenced Case will be set for public hearing sometime early next year.

Accordingly, please find submitted along with this letter a revised Project site plan detailing the existing structures on the site and a revised Project Description, the original of which was filed as part of the Zoning Permit Application for the subject Case.

In addition, please be advised that with respect to the County of Los Angeles Department of Public Health memorandum dated August 14, 2019 (“Memorandum”), I have recently reached to Lusi Mkhitarian, manager of the County Environmental Health Drinking Water Program and to Chris Gibson concerning the issue of onsite wastewater treatment. I have also reached out to County of Los Angeles Environmental Health Specialist Vincent Gallegos who prepared the subject Memorandum. I expect to be working with the above noted County Health personnel to answer and provide all the information requested by said individuals in the subject Memorandum.

Richard Claghorn
Department of Regional Planning
November 12, 2020
Page 2

In close, and based upon our timely response to your 10/8/20 email, request is hereby made for a further extension of time within which my client shall answer and respond to all of the County's concerns with respect to the processing of the subject CUP application.

Thank you for your review and consideration of this subject submittal.

Respectfully submitted,



Steve Kaplan

2D

Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.
5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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From: Steve Kaplan <sk.landuselaw@gmail.com>

Sent: Thursday, November 19, 2020 1:50 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Subject: Re: 32222 Auga Dulce Canyon Road

Hello Steve,

Thanks for the revised site plan. Can you please let me know when a revised project description will be submitted? Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Monday, December 28, 2020 8:16 AM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: shaul92@gmail.com <shaul92@gmail.com>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Good morning Richard,

In response to your below email request of 11/19/20, please find attached a revised project site plan addressing the concerns noted in your subject email.

I will reach out to you later today to further discuss the processing of my client's CUP filing.

Thank you.

Best,

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 19, 2020 at 3:25 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:
Hi Steve,

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Date: Thu, Nov 19, 2020 at 3:25 PM

Subject: Re: 32222 Auga Dulce Canyon Road

To: Steve Kaplan <sk.landuselaw@gmail.com>, shaul92@gmail.com <shaul92@gmail.com>

2E

Hi Steve,

Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.

5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, November 19, 2020 1:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.
--

Richard,

Once again, and before your work week ends, I hope you will give me a call at 818-321-9575 to discuss the CUP processing of the above captioned site.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

----- Forwarded message -----

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Date: Thu, Feb 4, 2021 at 1:56 PM

Subject: Re: 32222 Auga Dulce Canyon Road

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

24

Steve,

One-Stop Counseling for the project would require submittal of a Zoning Permits One-Stop Counseling application form, site plan, revised project description, and fees (\$384-DRP, \$269-DPW, \$153-Fire, \$137-DPH). If all departments are requested, it costs \$943. The fees may increase if paid after Feb. 28. The application form and EPIC-LA portal for online submittals can be accessed at this link:

[Applications & Forms | DRP \(lacounty.gov\)](#)

One-Stop meetings are only held once per month on the second Tuesday. The next one that is available would be the one on March 9. In order to get on the schedule for March 9, we would need to receive the application materials and payment and I would have to send out the request today, because it must be done at least 30 days before the meeting date. I don't think that is possible, so realistically, the earliest feasible One-Stop date would be on April 13. One-Stop meetings are one hour in length and are conducted online. Each department would also issue a letter or report detailing their requirements for the project, based on the information provided.

It may be possible to set up an interdepartmental meeting to address the issues outside the One-Stop process, although that would depend on staff availability and would have to be requested by our upper management in coordination with the other departments. Because of the complexity of the case, I'm not sure a regular One-Stop meeting would be the best way to address it, so a special meeting may be preferable. I'll discuss it with my supervisor later today, but I'm not sure yet how feasible it may be. I probably won't be able to follow up with you today, but can provide an update next week.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, February 4, 2021 12:18 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

I would like to set-up a Zoning Permits One-Stop counseling meeting between the undersigned, you and a representative from the Zoning Enforcement unit to discuss a comprehensive strategy to resolve the outstanding issues with reference to the Gardens of Paradise use of the above captioned property site pending the further processing of our CUP application.

Can we set up such a meeting next week?

Please advise.

Thank you,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

From: ~~Richard Ciagnorn~~ <~~rciagnorn@planning.lacounty.gov~~>

Date: Thu, Feb 4, 2021 at 4:29 PM

Subject: 32222 Agua Dulce Canyon Rd.

To: ~~shaul92@gmail.com~~ <~~shaul92@gmail.com~~>, ~~karnier@gmail.com~~ <~~karnier@gmail.com~~>

Cc: ~~Steve Kaplan~~ <~~sk.landuselaw@gmail.com~~>, Kerstin Schlegel <~~kschlegel@planning.lacounty.gov~~>, Samuel Dea <~~sdea@planning.lacounty.gov~~>, Tracy Swann <~~tswann@counsel.lacounty.gov~~>

2G

Good afternoon,

~~As we have informed you on prior occasions, we cannot process a CUP with active violations.~~ As explained previously, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

On October 8, 2020, I requested the following information by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

I received a revised site plan on November 12, 2020. On November 19, 2020 I requested that changes be made to the site plan, including the following comment:

"The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function."

A revised site plan was submitted on December 28, 2020, but it still shows the restaurant that I had asked to be removed. Please remove the restaurant from the site plan. Also, we still have not received the revised project description requested previously to reflect the modified scope of the project. Please provide this information by February 18, 2021 if you wish to continue the CUP permitting process.

Also, there does not appear to have been any progress toward addressing the Drinking Water and Onsite Wastewater Treatment System requirements of DPH. Please provide evidence that you have hired a consultant to prepare the necessary reports and other information for DPH to review the project.

We reiterate that you are not authorized to continue holding events and must cease holding events in order for us to continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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Date: Wed, Feb 24, 2021 at 1:34 PM

Subject: Gardens of Paradise

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: shaul92@gmail.com <shaul92@gmail.com>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Samuel Dea <sdea@planning.lacounty.gov>, Tracy Swann <tswann@counsel.lacounty.gov>, karnier@gmail.com <karnier@gmail.com>

2H

Good afternoon Steve,

~~Thank you for providing the revised site plans and project description.~~ Further changes are still needed. There should only be one site plan, and it needs to only include the existing facilities. It must be consistent with the project description. The project description also needs to only include the existing facilities. It should not include background information. You may include that information in a separate document. Please see the attached copy of the project description for additional comments and recommended editorial changes, as well as the attached site plan with notes showing the needed changes. Let me know if you have any questions. Please provide the revisions by March 11. We can't schedule an interdepartmental meeting until we have the revised project description and site plan. This meeting should be to address the issues related to the CUP and should not be used to discuss pending litigation or enforcement issues. Before we schedule the meeting we also need to verify that events being held at the site have ceased and an agreement to not conduct further events until the CUP has been approved and finalized. Thanks.

Richard Claghorn

1

Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

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Please recycle all unused plans.

Number	Building Description	Sq. Ft.	Occ. Load	New/ exist	Parcel	Pkg. Req.
1	Storage	2,000	7	N	25	2.3
2	Preparation	2,000	10	N	25	3.3
3	Restrooms	400	0	N	25	0.0
4	Pavilion Canopy	8,205	547	E	25-26	182.3
5	Office	1,915	19	E	26	4.8
6	Restrooms	735	0	E	26	0.0
7	Storage	2,000	8	N	27	2.0
8	Restrooms	735	0	E	26	0.0
9	Storage/Photo Pad	150	N/A	N	27	0.2
10	Guard Shack	47	1	E	26	1.0